

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

*Thursday, June 28, 2012
4:30 p.m. – 6:30 p.m.
Tipping Floor Conference Room #7255
King Street Center
201 S. Jackson Street
Seattle, WA*

COMMISSIONERS PRESENT: Lauren McCroskey, Chair (arrived at 4:40 p.m.); Brian Rich, Vice Chair; Rick Chouinard; Tom Hitzroth; Lorelea Hudson; Thaisa Way; Lynette Weber

COMMISSIONERS ABSENT: Kji Kelly

STAFF PRESENT: Julie Koler; Todd Scott

GUESTS: None

CALL TO ORDER: Vice Chair Rich called the meeting to order at 4:30 pm.

APPROVAL OF MINUTES: Hitzroth moved approval of the May 24, 2012 minutes as submitted. The motion passed unanimously with Way and Weber abstaining.

PRESERVATION OFFICER'S REPORT: Koler provided an update on the Storefront Studio, Kirkland property update and confirmed attendance for the upcoming Cedar River Watershed tour.

CERTIFICATES OF APPROPRIATENESS:

- **Si View Park (COA 1210)** to replace windows in the pool room

Hudson briefly described the project. Koler asked if the owners had previously tried to restore the windows. Hudson indicated they had and that previous windows have rotted. Way questioned whether the pool room had proper ventilation. Rich feels that there may be a need to establish a new precedent for window materials, as the quality of wood replacements is questionable. Many historic property owners seem to have to replace the replacements often. This owner plans to replace more of the windows in the building when they have available funding. Koler asked if they couldn't phase the project out over time and restore a few at a time using grant funds rather than replacing them. Way feels the option presented is inappropriate; they can be spotted as replacements easily from a distance. Chouinard wondered if this could be a type of pilot project, just for the pool without setting a precedent. Rich feels it wouldn't be a consistent look for the building if one type is used on the pool room and another type on the rest of the building. Hitzroth is concerned about this window material and style setting a precedent.

Way asked if we can determine if there has been due diligence about proper ventilation and chlorine corrosion. Scott indicated he doesn't know if there is proper ventilation, but that

they have had to replace hardware and doors due to corrosion and rot. Rich asked Way if the issue was primarily a true divided light vs. applied muntin. Way said it's that as well as the material. Rich feels insulated glazing has improved over the years and there is less chance of the seals breaking. Way proposed using a window without an applied muntin or true divided light. It would clearly be a modern replacement. Hudson and McCroskey both indicated they think it's better to have the muntins. Way prefers a clearly non-historic option. Weber asked how this would satisfy Standard 6. McCroskey feels the muntin profile is a bigger issue. What about doing a single pane true divided light window with an interior storm? Scott and Rich both feel this would still create significant condensation issues, resulting in rotten sash. Hudson feels the commission needs to give the applicant some choices. In a pool room there are likely significant moisture problems, regardless whether there is proper ventilation. Rich said he feels the commission needs a better choice of options.

Koler asked if the goal is to encourage restoration. Rich said it might be just as important to advocate for some flexibility so that the building continues to be used by the community. Hitzroth feels he needs more information, and the commission may need to determine that new windows be totally different than the historic.

Hitzroth moved to continue COA 1210 to the next meeting in order to get additional information and look at other options. The motion passed unanimously.

- **Prescott – Harshman House (COA 1211)** to remove an interior closet

Weber briefly described the project and Scott drew a floor plan on the marker board to further explain the project. There was minimal discussion of the proposal with only a couple of questions about style of plumbing fixtures and current access into the telephone office.

Way moved to approve COA 1211 as recommended by the design review committee. The motion passed unanimously.

OTHER BUSINESS: Koler said that the strategic plan update was moving forward and there will be a tight timeline for accomplishing it. She said several of the current commissioners will be going off the commission before the update is complete and that she'd like a commission representative on the plan's Advisory Committee. She asked Hudson if she would be willing to sit on the Advisory Committee and Hudson agreed.

Koler said that the last workshop with interlocal cities who want to access the new interlocal funding provided by 4Culture was in June. She was pleased with participation in the three workshops. She said she thinks it is important to have a landmarks commissioner on the advisory committee that 4Culture sets up to review grant proposals. McCroskey indicated she would prepare a letter to 4Culture asking them to include a commissioner on their committee.

Koler informed the commission that the HPHP fund is projected to increase, and that there will be a more detailed report when actual revenue for the first half of the year is known in July. Way indicated that the UW preservation program essentially has a volunteer director, and if any

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additional HPHP funds are made available to other programs that this might be a good use of the funds.

ANNOUNCEMENTS: Koler stated that there would be a tour of Vashon landmarks. She also said it may be necessary to move the July 26 commission meeting in order to allow better participation by the commission and the chair in discussions on the HPHP fund.

ADJOURNMENT: The meeting was adjourned at 5:50 pm.